

## **FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** PLANNING & DEVELOPMENT CONTROL  
COMMITTEE

**DATE:** 23.05.2012

**REPORT BY:** HEAD OF PLANNING

**SUBJECT:** Appeal by Mr. R. Borrow against the decision of Flintshire County Council to Refuse Planning Permission for the erection of a replacement dwelling on land adjacent to Glencairn, Bryn Celyn, Holywell, Flintshire, CH8 7PZ.

### **1.00 APPLICATION NUMBER**

1.01 048974

### **2.00 APPLICANT**

2.01 Mr. Rodney Borrow

### **3.00 SITE**

3.01 Land adjacent to Glencairn,  
Bryn Celyn,  
Holywell,  
Flintshire,  
CH8 7PZ.

### **4.00 APPLICATION VALID DATE**

4.01 23.08.2011

### **5.00 PURPOSE OF REPORT**

5.01 To inform Members of the appeal decision, following the refusal of planning permission under delegated powers for the erection of a replacement dwelling on land adjacent to Glencairn, Bryn Celyn, Holywell, Flintshire, CH8 7PZ.

The appeal was considered by way of an exchange of written representations and was DISMISSED.

## **6.00 REPORT**

### **6.01 Issues**

The Inspector considered the main issues were the effect of the proposal upon the setting of the nearby Listed Building, The 'Royal Oak Public House' and upon the character and appearance of the area in more general terms.

6.02 The Inspector noted generally that proposals of this nature were supported, subject to compliance with identified criteria, by Policy HSG6 of the UDP. He noted that the proposals complied with 4 of the 5 assessment criteria and the issue of contention related to Criterion (c) which stipulates replacement would not be permitted where the dwelling is considered to be of significant local or historical interest.

### **6.03 Impact upon Listed Building**

The Inspector noted that both the LPA and CADW had raised concerns in respect of the impact of the proposals upon the setting of the listed building. He accepted the contention that whilst the road has eroded the relationship between the 2 properties, they have a group value attributable to their long standing juxtaposition and as a result of the fact that the buildings flank the road, they create a visual pinch point along the roadway at this location. He considered the loss of Alexandria House in this position would erode not only the historical association but also the sense of enclosure which he considered is an intrinsic part of the local street scene.

6.04 Accordingly he concluded that the proposals were contrary to the intentions of s.16 and s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE2 of the UDP.

### **6.05 Character and Appearance**

The Inspector noted that the test in respect of local interest, as identified under Policy HSG6, was a lesser test than that applied to buildings considered worthy of 'listing'. He considered the form of the building and concluded it to be of 'considerable antiquity', most likely with its origins associated with the local industrial history of the area. He concluded that the building was of significant local interest and therefore its loss would not only be contrary to the provisions of Policy HSG6 (c), but that its loss and replacement with the development proposed, would detract from the overall character and appearance of the area.

### **6.06 Other matters**

The Inspector considered other material matters in the shape of potential improved vehicular access and visibility at the site access and the potential for the site to suffer from flooding. However, he did not consider either of these matters outweighed the objection to the loss of Alexandria House or the detrimental impact of the proposals for its replacement.

**7.00 CONCLUSION**

7.01 For the reasons given above and having regard to all matters raised, the Inspector concluded that, subject to the imposition of appropriate conditions, the appeal should be DISMISSED.

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